

McCarthy  
& BOOKER



7 Medina Road, Cowes, Isle of Wight, PO31 7BU

**Guide Price £535,000**



\*\*\*ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER\*\*\*

Four bedroom, all with ensuites, this property is full of original features as well as contemporary design and comforts. This water front property has beautiful views from its sun deck and such a character home with all these attributes is rarely available and cannot be missed.

#### A Georgian listed town house

A great opportunity to purchase a permanent home, holiday or crew house. Perfect for groups to stay and be close to the marinas, harbours and yacht clubs within Cowes. With four double bedrooms and four ensuites on the upper floors and the possibility to transform the current sitting room to a further bedroom. This property also has a sun deck, secluded courtyard garden and a super open plan living area. Directly on the waterfront with beautiful sea and harbour views, this stylishly decorated home has a wealth of period features. Situated along from the High Street in Cowes, between the chain ferry and the Red Jet to Southampton, you have a wealth of bars and restaurants within a short walk.

#### Approaching the property

An imposing stone building with white pillars and a plinth above that frames the pale blue door. The Georgian characteristics of sharp clear features and symmetry are true for the sash windows and doors which mirror the adjoining property, this handsome house has kept its character both outside and within.

#### Ground Floor

The whole property has been decorated via an interior designer thus becoming contemporary and stylish but totally in keeping with the period rooms and architecture. The original high ceilings, wide floorboards and sash windows blend with the modern bi-fold doors, skylights and decked areas. On entering, a hallway stretches ahead with doors leading off to the open plan living room and kitchen, a downstairs cloakroom and on the immediate left a door opens into a reception room. This cosy and relaxing area is bright from the large window and is completed with masses of open shelving, storage and a working open fire. This could be transformed into a downstairs double bedroom.

Beautifully furnished and presented, this room is currently used as a library however this could easily be used as a study or secluded sitting room.

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Entering into the rear of the house is an outstanding sunny 40ft open plan living area. Built for entertaining and socialising the area flows out, through bi-fold doors, onto a courtyard garden surrounded by a variety of shrubs and plants, this oasis of foliage gives perfect private surroundings for further dining.

Mid-part of this room is a relaxed area for seating, lounging and dining. The worktop peninsular creates a designated kitchen space which incorporates an integral wine fridge, freezer, microwave, double oven, dishwasher, Neff 5 ring gas hob and 'Elica' extraction hood. The utility area has space and plumbing for a washing machine and tumble dryer plus more storage. This extremely stylish area has cream base and wall units topped with a charcoal grey worksurface. The kitchen is extremely well equipped for larger gatherings or families.

#### First Floor

Climbing the tall staircase, with original Georgian wooden handrail, that leads all the way up to the second floor. Beautifully decorated with light pouring down from the top of the building, the first two double bedrooms span from the hallway. Both bedrooms have original wide stripped floorboards, painted grey, built in wardrobes and white walls. The bedroom to the fore of the property has a fully tiled shower room with a classic white suite. The sumptuous bedroom to the rear has a bathroom suite, complete with over head shower, in tones of grey and white with a modern frosted glass door. It also has a spectacular sun deck outside which is accessed by the 'French' patio doors that allows the room to be bathed in light. This luxurious room with the additional exterior space will not only be for sleeping but also for relaxing and admiring the gorgeous views across the harbour and the Solent beyond.

#### Second Floor

Continuing up the stairs to the top floor, the landing has a cupboard housing the Vaillant combination boiler, and two further bright double bedrooms.

They too have the bare floorboards and pale walls, one with a fully tiled ensuite bathroom and the other with the tiled shower room. The decor continues with the elegant and modern theme without jarring with the character of the house. The amazing sea views continue from this high vantage point, sweeping out over the Solent.

#### Additional Information

Gas central heating

Council tax band: D

EPC: N/A

Tenure: Freehold

CONTENTS AVAILABLE BY SEPARATE NEGOTIATION



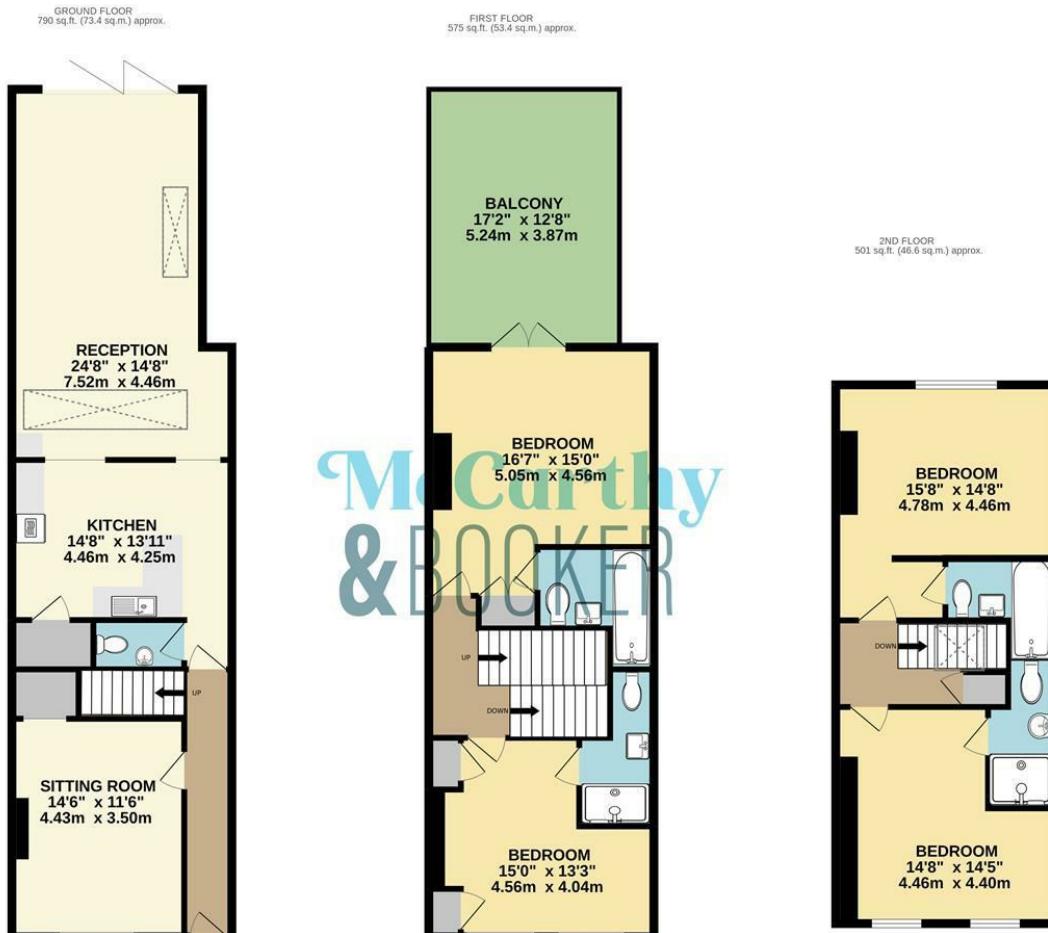
## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



TOTAL FLOOR AREA: 1866 sq.ft. (173.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustration purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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